

Appendix 4

**Cover Letter from Planning Agent outlining updated documents submitted to the LPA
for Phase 1B (North)**

our ref: TG/Q70204
your ref: 17/2963/RMA
email: tony.gallagher@quod.com
date: 2 October 2017



Mr Peter Alsop
Strategic Planning and Regeneration
London Borough of Barnet
Barnet House
1255 High Road
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London
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Dear Mr Alsop

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
RESERVED MATTERS APPLICATION FOR PHASE 1B (NORTH) REF. NO. 17/2963/RMA OF THE BRENT CROSS CRICKLEWOOD REGENERATION SCHEME RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING SUBMITTED PURSUANT TO CONDITIONS 1.2.2.A AND 2.1 AND FOR THE PART DISCHARGE OF CONDITION 13.1 ATTACHED TO PLANNING PERMISSION REF NO. F/04687/13 FOR THE COMPREHENSIVE MIXED-USE REDEVELOPMENT OF THE BRENT CROSS CRICKLEWOOD REGENERATION AREA. THE PROPOSAL COMPRISES RETAIL-LED MIXED USE DEVELOPMENT WHICH INCLUDES A REPLACEMENT BRENT CROSS BUS STATION, 52 RESIDENTIAL UNITS, NEW HOTEL, NEW ENERGY CENTRE, EASTERN AND WESTERN BRENT RIVERSIDE PARK (INCLUDING A NATURE PARK) AND IMPROVEMENTS TO STURGESS PARK. APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT FURTHER INFORMATION REPORT.

I write on behalf of our client, the BXC Development Partners, following the submission of a Reserved Matters Application ("RMA") Ref No 17/2963/RMA in respect of Phase 1B (North) pursuant to Conditions 1.2.2A and 2.1 and part discharge of Condition 13.1 attached to Planning Permission Ref. No. F/04687/13 for the comprehensive mixed-use redevelopment of the Brent Cross Cricklewood Regeneration Area.

Following the submission of the Phase 1B (North) RMA Ref No 17/2963/RMA the Applicant has continued to engage with the London Borough of Barnet ("LBB") and a number of documents and drawings submitted in support of the Phase 1B (North) RMA have been updated to reflect these discussions and limited amendments to the design proposed by the Applicant. The table below lists the drawings and supporting documents which have been updated and provides a description of the amendments.

Document/Drawing	Amendments
Volume 3 Environmental Statement of Further Information Report ("ES FIR")	
Appendices for Chapter 17 of the ES FIR with regards to the internal sunlight and daylight assessment relating to Plot 113 (Also submitted as part of Volume 5)	Omitted from original submission and provided to LBB.



Document/Drawing	Amendments
ES FIR Statement of Compliance	Statement of Compliance submitted relating to proposed limited amendments made to the Phase 1B (North) RMA design such as the narrowing of High Street North and amended layout of Plot 102 basement.
Volume 4 Drawings	
For Approval Drawings and List	<p>Drawings amended to identify the following:</p> <ul style="list-style-type: none"> - Narrowing of High Street North and The Park; - Design of roof amended, increase in widths of voids along High Street North and mall bridge removed along The Park; - Amendments to design and layout of basement in Plot 102; - Amendments to the frontage of Plots 107/108 and 109; - Amendments to the multi storey car park drawings to identify dimensions, provide additional click and collect disabled parking space (Plot 110/111) and correct circulation widths where necessary; - Amendments to General Arrangement Plans including making the red line showing RMA area and existing shopping centre clearer; - Demolish/Decommission/Lost Floorspace drawings provided; and - Amendments to the design of Sturgess Park.
Not for Approval Drawings and List	<p>Drawings amended as follows:</p> <ul style="list-style-type: none"> - Updated tracking drawings for Plots 102, 103/104, 105 and 110/111; - Tracking drawings for Plots 109 and 113 provided; - Visibility Splay drawing provided

Document/Drawing	Amendments
Drawing Notes Q1	Updated Drawing Notes Q1 submitted.
Volume 5	
Landscape and Ecology Management Plans ("LEMPs") relating to the Adjacent Phase 1B (North) Landscape and Threshold Spaces	Updated to include the revised planting plans to show Virginia Creeper (Parthenocissus) replaced by Ivy (Hedera).
Reserved Matters Transport Report	Updated to reflect ongoing discussions regarding transport matters such as car parking, servicing and delivery, amendments to the design etc.
Material Schedule	This document sets out the intent for materials to be used in Phase 1B (North).
Updated Phase 1B (North) Car Parking Standards and Strategy Statement of compliance	Updated to provide a number of amendments including the proposed type of tariffs and their timings.
Addendum to the Revised Energy Strategy Statement	Updated to include the presentation given to Energy Panel (22/09/2017) and further description of fact that commercial occupiers must meet identified reduction against Part L of the Building Regulations.

We hope the above is clear and if you have any queries please do not hesitate to contact us.

Yours sincerely,



Tony Gallagher
Associate